

058.0

0005

0001.0

Map

Block

Lot

1 of 1

Residential

CARD ARLINGTON

APPRAISED:

Total Card / Total Parcel

984,600 / 984,600

USE VALUE:

984,600 / 984,600

ASSESSED:

984,600 / 984,600


**Patriot**  
Properties Inc.
**PROPERTY LOCATION****IN PROCESS APPRAISAL SUMMARY**

No	Alt No	Direction/Street/City
53		FOREST ST, ARLINGTON

OWNERSHIP	Unit #:
Owner 1: VENUTO NICOLINO & ANGELA	
Owner 2:	
Owner 3:	
Street 1: 66 SPRING VALLEY ROAD	
Street 2:	
Twn/City: BELMONT	
St/Prov: MA	Cntry
Postal: 02478	Type:

Owner 1: VENUTO NICOLINO & ANGELA	
Owner 2:	
Owner 3:	
Street 1: 66 SPRING VALLEY ROAD	
Street 2:	
Twn/City: BELMONT	
St/Prov: MA	Cntry
Postal: 02478	Type:

Street 1: 66 SPRING VALLEY ROAD	
Street 2:	
Twn/City: BELMONT	
St/Prov: MA	Cntry
Postal: 02478	Type:

PREVIOUS OWNER	
Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry
Postal:	

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry
Postal:	

PREVIOUS OWNER	
Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry
Postal:	

NARRATIVE DESCRIPTION	
This parcel contains .122 Sq. Ft. of land mainly classified as Res. / Comm. with a Multi-Garden Building built about 1915, having primarily Vinyl Exterior and 3680 Square Feet, with 3 Units, 3 Baths, 0 3/4 Bath, 1 HalfBath, 10 Rooms, and 4 Bdrms.	

OTHER ASSESSMENTS	
Code	Descrip/No
Amount	Com. Int

PROPERTY FACTORS	
Item	Code
Description	%
INDUSTRIA	100
Z	I
o	
n	
Census:	
Flood Haz:	
D	
s	
t	
Exempt	
Topo	1
Street	
Gas:	

BUILDING PERMITS	
Date	Number
8/3/2007	659
Re-Roof	20,000
8/1/2007	605
Re-Roof	5,000

ACTIVITY INFORMATION	
Date	Result
7/19/2018	MEAS&NOTICE
4/6/2009	Measured
1/24/2000	Mailer Sent
1/24/2000	Measured
4/1/1991	
Sign:	VERIFICATION OF VISIT NOT DATA

LAND SECTION (First 7 lines only)	
Use	Description
Code	LUC Fact
No of Units	Depth / PriceUnits
Unit Type	Land Type
LT Factor	Base Value
Unit Price	Adj

105	Three Fam.	5320	Sq. Ft.	Site	0	70.	1.09	11	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
																		405,719	325	10				405,700	

<b>EXTERIOR INFORMATION</b>						<b>BATH FEATURES</b>			<b>COMMENTS</b>			<b>SKETCH</b>																																																																																																						
Type:	13 - Multi-Garden				Full Bath: 3		Rating: Average		GAR=NICK LANDSCAPING.																																																																																																									
Sty Ht:	2H - 2 & 1/2 Sty				A Bath:		Rating:																																																																																																											
(Liv) Units:	3		Total: 3		3/4 Bath:		Rating:																																																																																																											
Foundation:	3 - BrickorStone				A 3QBth:		Rating:																																																																																																											
Frame:	1 - Wood				1/2 Bath: 1		Rating: Average																																																																																																											
Prime Wall:	4 - Vinyl				A HBth:		Rating:																																																																																																											
Sec Wall:			%		OthrFix:		Rating:																																																																																																											
Roof Struct:	1 - Gable				<b>OTHER FEATURES</b>																																																																																																													
Roof Cover:	1 - Asphalt Shgl				Kits: 3		Rating: Average		1st Res Grid   Desc: Line 1			# Units 1																																																																																																						
Color:	yellow				A Kits:		Rating:		Level FY LR DR D K FR RR BR FB HB L O																																																																																																									
View / Desir:					Frpl:		Rating:		Other																																																																																																									
<b>GENERAL INFORMATION</b>						WSFlue:		Rating:		Upper																																																																																																								
Grade: C - Average						<b>CONDOS INFORMATION</b>				Lvl 2																																																																																																								
Year Blt:	1915	Eff Yr Blt:		Total Units:						Lvl 1																																																																																																								
Alt LUC:		Alt %:		Floor:						Lower																																																																																																								
Jurisdct:		Fact:	.	% Own:						Totals	RMS: 10	BRs: 4	Baths: 3	HB: 1																																																																																																				
Const Mod:																																																																																																																		
Lump Sum Adj:																																																																																																																		
<b>INTERIOR INFORMATION</b>						<b>DEPRECIATION</b>																																																																																																												
Avg Ht/FL:	STD		Phys Cond:	AG - Avg-Good	26.	%	Exterior:		No Unit	RMS	BRs	FL																																																																																																						
Prim Int Wal	2 - Plaster		Functional:			%	Interior:		1	1	1	M																																																																																																						
Sec Int Wall:			Economic:			%	Additions:		1	5	2	M																																																																																																						
Partition:	T - Typical		Special:			%	Kitchen:		1	4	1	M																																																																																																						
Prim Floors:	3 - Hardwood		Override:			%	Baths:																																																																																																											
Sec Floors:			Total:	26.4	%		Plumbing:																																																																																																											
Bsmnt Flr:	12 - Concrete						Electric:																																																																																																											
Subfloor:							Heating:																																																																																																											
Bsmnt Gar:							General:																																																																																																											
Electric:	3 - Typical																																																																																																																	
Insulation:	2 - Typical																																																																																																																	
Int vs Ext:	S																																																																																																																	
Heat Fuel:	2 - Gas																																																																																																																	
Heat Type:	3 - Forced H/W																																																																																																																	
# Heat Sys:	3																																																																																																																	
% Heated:	100		% AC:																																																																																																															
Solar HW:	NO		Central Vac:	NO																																																																																																														
% Com Wal			% Sprinkled:																																																																																																															
<b>MOBILE HOME</b>						Make:		Model:		Serial #:		Year:		Color:																																																																																																				
<b>SPEC FEATURES/YARD ITEMS</b>						<b>PARCEL ID</b> 058-0-0005-0001.0																																																																																																												
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value																																																																																																	
3	Garage	D	Y	1	840	A	AV	1915	17.98	T	40	325			9,100		9,100																																																																																																	
More: N						Total Yard Items:			9,100	Total Special Features:						Total:	9,100																																																																																																	
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